



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
August 25, 2005 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

8:30 A.M.

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)
 - a. **Minutes:** July 28, 2005
ACTION: Approved
5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **DESIGN REVIEWS** (Public Hearing)
 - a. **DR05-0007/Fresh Pond Chevron** submitted by RICK and LISA WILLIAMS/DAVE CORDER to allow the re-imaging of an existing convenience store/trading post to include the relocation of the store entrance resulting in a reduction of the footprint by approximately 50 square feet. The project includes the addition of a 4-pump gas station with canopy and a 22-foot pole sign reflecting the Chevron corporate image. A 1,000 gallon propane dispensing tank will be installed along with air and water dispensers. The property, identified by Assessor's Parcel Number 009-720-08, consists of 6.0 acres, and is located on the south side of U.S. Highway 50, 500 feet south of the intersection with Forest Road, in the **Pollock Pines area**. (Negative declaration prepared)*

STAFF (LM) **Recommendation:** Conditional approval
ACTION: Conditionally approved
 - b. **DR05-0017** submitted by the DIAMOND SPRINGS/EL DORADO FIREFIGHTERS ASSOCIATION (Agent: Todd Cunningham) for a design review to allow the construction of an 884-square foot Diamond Springs Fire Department office building. The property, identified by Assessor's Parcel

Number 054-372-04, consists of 10,890 square feet, and is located on the north side of Main Street, at the intersection with China Garden Road, in the **Diamond Springs area**. (Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines)**

STAFF (JH) Recommendation: Conditional approval
ACTION: Continued to September 8, 2005

8. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S03-0005R** submitted by the EL DORADO HILLS COMMUNITY SERVICES DISTRICT (Agent: Dianna Hillyer) to allow the development of Phase II, which consists of a teen center to be located adjacent to the skate park, of the El Dorado Hills Community Park. The properties, identified by Assessor's Parcel Numbers 112-120-23 and -24, consist of 39.5 acres, are located on the east side of El Dorado Hills Boulevard between Harvard Way and St. Andrews Drive, approximately 2.14 miles north of the intersection with U.S. Highway 50, in the **El Dorado Hills area**. (Mitigated negative declaration prepared)*

STAFF (GH) Recommendation: Conditional approval
ACTION: Conditionally approved

9. **TENTATIVE PARCEL MAP/PLANNED DEVELOPMENT** (Public Hearing)

- a. **P04-0002R1/Planned Development PD04-0003** submitted by DDD PARTNERS (Agent: Jerry Kain) to allow a design waiver which would remove the sidewalk along the Cordero Drive frontage which was required under previously approved Tentative Parcel Map P04-0002. The property, identified by Assessor's Parcel Number 113-330-07, consists of 1.2 acres, and is located on the northeast side of Cordero Drive, approximately 100 feet northwest of the intersection with Greenview Drive, in the **El Dorado**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF (LM) Recommendation: Conditional approval
ACTION: Conditionally approved

10. **ORDINANCE AMENDMENT** (Public Hearing)

- a. **Ordinance Amendment Z04-0020**, amending Chapter 17.28, Sections 17.28.110(E) and 17.28.240(B), and Chapter 17.56, Sections 17.56.110(E), and 17.56.240(B), of the Zoning Ordinance deleting "dispensaries" as permitted uses in the Limited Multifamily Residential (R2); Tourist Residential (RT); Tahoe Limited Multifamily Residential (TR2); and Tahoe Tourist Residential (TRT) zone districts. (Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines)**

This ordinance amendment will be considered by the **Board of Supervisors** on **September 20, 2005**, at **2:00 p.m.** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (PM) Recommendation: Recommend adoption
ACTION: Recommended approval

11. WORKSHOP

- a. Home Occupations: Staff and the Commission will discuss the uses allowed and possible ordinance amendments pertaining to home occupations.

STAFF (PR) Recommendation:
ACTION: Continued to September 22, 2005

12. DEPARTMENT OF TRANSPORTATION

13. COUNTY COUNSEL'S REPORTS

14. DIRECTOR'S REPORTS

15. ADJOURNMENT

Respectfully submitted,
GREGORY L. FUZ, Development Services Director

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

Meetings for the Month of August

September 8, 2005; 8:30 a.m. – Regular

September 22, 2005; 8:30 a.m. – Regular

ADDENDUM

4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

b. **Minutes:** August 11, 2005
ACTION: Approved